

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, November 7, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, November 7, 2019, at 2:00 p.m.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, November 7, 2019
City Hall, 121 North LaSalle Street, Room 201-A
12:45 p.m.

1. Approval of the Minutes of Previous Meetings

Regular Meeting of October 3, 2019

2. Report from Public Hearing and Final Landmark Recommendation

JOHN NUVEEN HOUSE
3916 North Tripp Avenue

WARD 45

A public hearing was held:

Date: Wednesday, October 16, 2019

Location: City Hall, 121 North LaSalle Street, Room 1103

Time: 1:00 p.m.

Hearing Officer: Gabriel Ignacio Dziekiewicz

3. Preliminary Landmark Recommendation

MT. PISGAH MISSIONARY BAPTIST CHURCH
4600-4628 South Dr. Martin Luther King, Jr. Drive

WARD 3

4. Preliminary Landmark Recommendation

CHICAGO & NORTH WESTERN RAILWAY OFFICE BUILDING
226 West Jackson Boulevard

WARD 42

5. Recommendation to City Council for Approval of Class L Property Tax Incentive

CHICAGO & NORTH WESTERN RAILWAY OFFICE BUILDING
226 West Jackson Boulevard

WARD 42

6. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

PILSEN DISTRICT
1330 West Cullerton Street

WARD 25

7. Citywide Adopt-a-Landmark Fund 2019 Applications – Informational

8. Permit Review Committee Reports

Report on Projects Reviewed at the October 3, 2019, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of October 2019

9. Adjournment

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, November 7, 2019

City Hall, 121 N. LaSalle St., Room 201-A

2:00 p.m.

AGENDA:

- 1. 25 E. Washington** **42nd Ward**
Jeweler's Row District
Proposed construction of new entrance canopy on Washington St. elevation and associated storefront modifications.
- 2. 2720 W. Logan** **32nd Ward**
Logan Square Boulevards District
Proposed renovations and rear addition to existing building including removal of pitched roof and alterations to front façade.
- 3. 440 W. Belden** **43rd Ward**
Mid-North District
Proposed replacement of red sandstone front stairs with granite.
- 4. 1811 S. Laflin** **25th Ward**
Proposed Pilsen Historic District
Proposed new construction of three-story, three-unit, masonry, residential building.

Dijana Cuvalo, AIA
Historic Preservation Division
Bureau of Planning, Historic Preservation & Sustainability
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, November 7, 2019

1. 25 E. Washington

42nd Ward

Jeweler's Row District

Proposed construction of new entrance canopy on Washington St. elevation and associated storefront modifications.

Applicant: School of the Art Institute of Chicago, tenant
Eastlake Studio, architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. The proposed canopy is approved as submitted. Historic Preservation staff shall review and approve finish samples for the canopy;
2. Lighting specifications shall be included in the permit application;
3. As proposed all new storefront mullions shall match the existing storefronts in size, color and finish with dimensioned details to be submitted with the permit plans; and,
4. Signage details shall be submitted for Historic Preservation staff review and approval as part of a separate sign permit.

2. 2720 W. Logan

32nd Ward

Logan Square Boulevards District

Proposed renovations and rear addition to existing building including removal of pitched roof and alterations to front façade.

Applicant: David Hellman, owner
Jeanna DiMaria, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New*

Construction and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. The proposed change to the roofline of the non-contributing building is approved as shown on drawings dated 11/7/19;
2. Enlarged dimensioned section details of the proposed cornice shall be submitted with the permit plans;
3. Window details shall be submitted with the permit plans;
4. Proposed brick shall have reference to historic colors found within the district, and a material sample shall be submitted to staff review and approval prior to permit submittal; and,
5. Fiber Cement Siding shall have a smooth finish, and the lap exposure shall match the typical lap exposure of historic wood clapboard with dimensioned details to be submitted with the permit plans.

3. 440 W. Belden

43rd Ward

Mid-North District

Proposed replacement of red sandstone front stairs with granite.

Applicant: Lenny Gail, owner
Meg Kindelin/JLKArchitects, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2 and 6 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:

1. As proposed, the historic railings be salvaged and reinstalled;
2. Given the difference in appearance between the proposed Red Wausau granite and the historic sandstone including color, texture, and reflectivity, the granite is not approved. The applicant may:
 - A. repair the existing sandstone stairs;
 - B. replace the front stairs with wood stairs per the historic drawings for the home;
 - C. replace the front stairs with a material similar in appearance (color, reflectivity, texture, etc.) to the historic sandstone such as cast stone; and
3. The applicant shall provide samples for Historic Preservation staff review and approval prior to permit submittal.

4. 1811 S. Laflin

25th Ward

Proposed Pilsen Historic District

Proposed new construction of three-story, three-unit, masonry, residential building.

Applicant: Parijat Sharma, owner
Shabbir Y. Chandabhai, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark district and approve the project with the following conditions:

1. The front façade shall be modified to reduce the size of three large masonry openings, eliminate the sliding glass doors and balconies, and incorporate windows that are compatible with historic window sizes and arrangements found in the district;
2. The fence surrounding the front of the lot shall be revised to an open fence; and,
3. As proposed, the front and side wrap on the side elevations are to be clad in a dark, standard size, modular, face brick. The color of the mortar shall match the color of the brick. The face brick wrap on both side elevations shall be extended to be approximately 17' to include the side entrance and to incorporate the most visible portion of the elevations. The remainder of the side elevations may be clad in integral colored concrete masonry units matching the color of the face brick. Historic Preservation staff shall review and approve all material samples with permit application.